

\$1,350,000 - 391043 Range Road 5-0, Rural Clearwater County

MLS® #A2135502

\$1,350,000

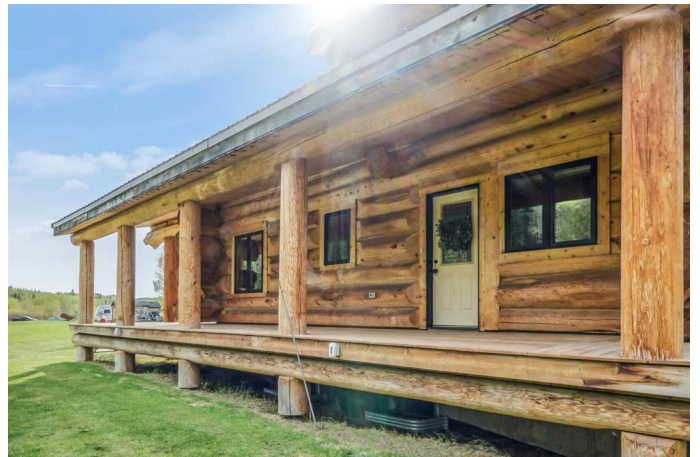
5 Bedroom, 3.00 Bathroom, 1,735 sqft
Residential on 151.43 Acres

NONE, Rural Clearwater County, Alberta

Escape to your own piece of paradise in this exquisite custom log home, nestled within 146 acres of serene landscape. Secluded in a picturesque valley, this property boasts rolling hills, lush forests, expansive hay fields, and the tranquil Horse Guard creek meandering through from the southwest to the northeast, providing a haven for diverse wildlife. Take a moment to enjoy the stars as you rarely see them - without any interference from competing light!

Step inside this stunning 5-bedroom, 3-bathroom family home and be greeted by the warmth of natural wood and the craftsmanship evident in every detail. The main level features an inviting open-concept living, dining, and kitchen area bathed in natural light. The master bedroom with its ensuite bathroom offers a peaceful retreat, while another full bathroom completes this level.

Ascend the stairs to discover two additional bedrooms and a cozy sitting area, perfect for relaxation or enjoying the views. The lower level adds 1060 sq/ft of beautifully finished living space, including two bedrooms, a full bathroom, a spacious family room, and a utility/laundry combo—all boasting in-floor heating and convenient walkout access to a concrete patio.



Outside, experience the beauty of nature like youâ€™ve only dreamed. The expansive 1600 sq/ft covered wrap-around deck, complete with a natural gas hook up for effortless outdoor entertaining. The well-maintained yard is equipped with three hydrants and an 50 amp RV hookup with water, power, and septic, offering convenience and functionality.

Unwind around your fire pit, cast a line into the nearby fishing creek, or take a refreshing dip in the inviting swimming holeâ€”your very own outdoor oasis awaits. Plus, the property generates additional income with \$3500 in oil revenue, making it a smart Ag investment opportunity.

Experience the pride of ownership and discover the allure of this remarkable propertyâ€”the lifestyle of peace and quiet for the soul.

Built in 2015

Essential Information

MLS® #	A2135502
Price	\$1,350,000
Sold Price	\$1,275,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,735
Acres	151.43
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Sold

Community Information

Address	391043 Range Road 5-0
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M0P0

Amenities

Parking	Parking Pad
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Interior

Interior Features	High Ceilings, Open Floorplan, Pantry, Master Downstairs
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Other, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit, Private Yard
Lot Description	Creek/River/Stream/Pond, Farm, Lawn, See Remarks
Roof	Metal
Construction	Log
Foundation	Poured Concrete

Additional Information

Date Listed	June 7th, 2024
Date Sold	September 24th, 2024
Days on Market	109
Zoning	A
HOA Fees	0.00

Listing Details

Listing Office	Sotheby's International Realty Canada
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